040.0	0005	0003.A	1 of 1	Residential		Total Card /	Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	666,200 /	666,200
					USE VALUE:	666,200 /	666,200
					ASSESSED:	666,200 /	666,200

PROPERTY LOCATION

No	Alt No	Direction/Street/City
32		AMHERST ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	GRANT RENAE
Owner 2:	
Owner 3:	
Street 1:	32 AMHERST ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	WALSH MARGARET A--ETAL -
Owner 2:	GRANT RENAE -
Street 1:	32 AMHERST ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 2,620 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1927, having primarily Vinyl Exterior and 1492 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	2620.000	267,300		398,900	666,200
Total Card	0.060	267,300		398,900	666,200
Total Parcel	0.060	267,300		398,900	666,200

Source: Market Adj Cost | Total Value per SQ unit /Card: 446.51 | /Parcel: 446.5

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	27081
GIS Ref	
GIS Ref	
Insp Date	11/07/18

!3329!

PREVIOUS ASSESSMENT

Parcel ID: 040.0-0005-0003.A

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	267,400	0	2,620.	398,900	666,300	666,300	Year End Roll	12/18/2019
2019	101	FV	213,900	0	2,620.	423,800	637,700	637,700	Year End Roll	1/3/2019
2018	101	FV	213,900	0	2,620.	309,100	523,000	523,000	Year End Roll	12/20/2017
2017	101	FV	213,900	0	2,620.	269,200	483,100	483,100	Year End Roll	1/3/2017
2016	101	FV	213,900	0	2,620.	229,400	443,300	443,300	Year End	1/4/2016
2015	101	FV	201,500	0	2,620.	224,400	425,900	425,900	Year End Roll	12/11/2014
2014	101	FV	201,500	0	2,620.	184,500	386,000	386,000	Year End Roll	12/16/2013
2013	101	FV	201,500	0	2,620.	175,500	377,000	377,000		12/13/2012

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 3329

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
WALSH MARGARET	35428-583		5/8/2002	Family		No	No		
CLANCY PETER &	23321-197		6/18/1993		173,000	No	No		Y

PRINT

Date	Time
12/10/20	18:36:36

LAST REV

Date	Time
04/02/19	15:26:22
apro	

USER DEFINED

Prior Id # 1:	27081
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
7/25/1994	370	Manual	3,000					ROOF

ACTIVITY INFORMATION

Date	Result	By	Name
3/12/2019	Left Notice	DGM	D Mann
11/7/2018	MEAS&NOTICE	HS	Hanne S
1/8/2009	Meas/Inspect	189	PATRIOT
4/14/2004	External Ins	BR	B Rossignol
3/5/2000	Mailer Sent		
2/29/2000	Measured	263	PATRIOT
5/10/1993		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		2620		Sq. Ft.	Site		0	80.	1.90	1									398,879						398,900	

Total AC/HA: 0.06015 | Total SF/SM: 2620 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 398,879 | Spl Credit | Total: 398,900

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed. Database: AssessPro - FY2021 apro 2021

EXTERIOR INFORMATION

Type:	15 - Old Style		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	YELLOW		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1927	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	1	Rating:	Average

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:	1	Rating:	Average

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.35000002
Const Adj.:	0.98990101
Adj $ / SQ:	173.728
Other Features:	59000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	363211
Depreciation:	95888
Depreciated Total:	267323

COMMENTS

OF = SINK IN BMT.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	7	BRs:	3	Baths:	1	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

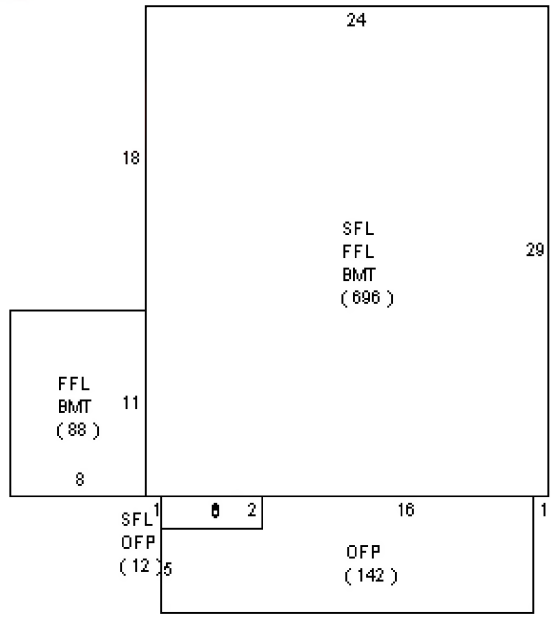
No Unit	RMS	BRS	FL
1	7	3	
Totals			
1	7	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	173.73
Special Features:	0	Val/Su Net:	110.00
Final Total:	267300	Val/Su SzAd	179.16

SKETCH



Sum Area By Label :
SFL = 708
FFL = 784
BMT = 784
OFP = 154

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	784	52.120	40,861
FFL	First Floor	784	173.730	136,202
SFL	Second Floor	708	173.730	122,999
OFP	Open Porch	154	26.940	4,149

Net Sketched Area:	2,430			Total:	304,211
Size Ad	1492	Gross Are	2430	FinArea	1492

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

040.0-0005-0003.A

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	